



**ఆంధ్రప్రదేశ్ రాజ పత్రము**  
**THE ANDHRA PRADESH GAZETTE**  
**PUBLISHED BY AUTHORITY**

**PART I EXTRAORDINARY**

No.480

AMARAVATI, MONDAY, SEPTEMBER 6, 2021

G.406

**NOTIFICATIONS BY GOVERNMENT**

--X--

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (M)**

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT – PROPOSAL FOR CHANGE OF LAND USE FROM PARTLY RESIDENTIAL, PARTLY HILL/FOREST LAND USE, PARTLY PUBLIC & SEMI PUBLIC LAND USE TO MIXED LAND USE IN SY.NO.16/P. 20/P OF YENDADA(V), VISAKHAPATNAM RURAL(M), VISAKHAPATNAM DISTRICT TO AN EXTENT OF ACS.46.84CTS (OR) 1,89,561.48 SQ. MTS APPLIED BY THE A.P.RAJIV SWAGRUHA CORPORATION LIMITED REP. BY SRI S.RAVI KUMAR, GENERAL MANAGER(PROJECTS)- DRAFT VARIATION – NOTIFICATION – ISSUED — REG.

*[Memo.No.4186567/M1/2021, Municipal Administration & Urban Development (M) Department, 06<sup>th</sup> September, 2021]*

**APPENDIX**  
**NOTIFICATION**

The following Draft variation to the land use envisaged in the Zonal Development Plan & Master Plan for Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, dated: 30.06.2006, is proposed in exercise of the powers conferred by Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Metropolitan Region Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

## **DRAFT VARIATION**

The site falling Sy.No.16/p & 20/p of Yendada (V), Visakhapatnam Rural Mandal, Visakhapatnam District, admeasuring an extent of Acs.46.84cts or 1,89,561.48 sq.mts. The boundaries of which are given in the schedule below which was earmarked for Partly Residential, Partly Hill/Forest land use, Partly Public & Semi Public land use zone in the sanctioned Master Plan of Visakhapatnam Metropolitan Region in G.O.Ms.No.345 MA&UD Dept., dated 30.06.2006 is now proposed to be designated for Mixed land use which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to following conditions along with the following zoning regulations for **Mixed land use**.

**Uses Permitted:** All activities (except industries) permitted in Residential, Local Commercial, Central Commercial uses, Public & Semi Public use zone are permissible.

1. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority / GVMC, Visakhapatnam, before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
3. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
5. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
6. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

## **SCHEDULE OF BOUNDARIES**

NORTH: Existing GITAM College and Existing 30 mts road.

EAST : Venkateswara Swamy Temple and Gayatri Vidhya Parishad College AP Study Circle.

SOUTH:NAVAL Firing Range, Pema Wellness Resort & Gayatri Engineering College.

WEST: Existing Residential buildings and others land in Sy.No.23 & 24 of Yendada (V), Visakhapatnam Rural (M), Visakhapatnam District.

Y. SRILAKSHMI  
SPECIAL CHIEF SECRETARY TO GOVERNMENT